

H. A. M.

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This instrument was prepared by:
Alan C. Keith
3525 Lorna Ridge Drive
Suite 100
Birmingham, Alabama 35216

Inst # 1993-12332

05/03/1993-12332
10:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 25.35

MORTGAGE

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That ~~the following named parties~~

Hazel Alexander McClellan, an unmarried woman, (hereinafter called "Mortgagors" where one or more) are justly indebted to, Mortgage Investors, Inc., (hereinafter called "Mortgagee" whether one or more) in the sum of \$10,853.35, executed by PROMISSORY NOTE executed of even date herewith in the sum of \$10,853.35, which includes add-on finance charges thereon payable in one (1) installment of \$313.10, and 35 monthly installments of \$301.15; the first installment of \$313.10 being due on the 1st day of June, 1993, and the 35 monthly installments of \$301.15 beginning on July 1, 1993, and on the same day of each month thereafter until paid in full, payable at: 1211 - 28th Street South, Birmingham, AL 35205 or at such other place or places as the owner or holder hereof may from time to time designate.

And Whereas, Mortgagors agree, in incurring said indebtedness, that this mortgage should be given to secure the prompt payment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications thereof.

NOW THEREFORE, in consideration of the premises, said Mortgagors, Hazel Alexander aka Hazel Alexander McClellan, an unmarried woman, and all others executing this mortgage, do hereby grant, bargain, sell and convey to the Mortgagee the following described real estate, situated in SHELBY County, State of Alabama, to-wit:

Commence at the NW corner of the SE 1/4 of SW 1/4 of Section 35, T 17, R 1 E, from said corner run South along said 1/4 line a distance of 634 feet for a point of beginning, continue along the same course a distance of 686 feet more or less to the SW corner of said 1/4; thence turn left 90 degrees and run along S line of said forty a distance of 1320 feet more or less to the SE corner of said forty; thence turn 90 degrees left and run North along the East line of said forty a distance of 1320 feet more or less to the NE corner of said forty; thence turn left 90 degrees and run West along the North line of said forty a distance of 686 feet to a point; thence in a straight line to a point of 634 feet South of the NW corner and being on the West line to the point of beginning. Containing 34.5 acres more or less in the above-described quarter section. The grantor does hereby grant to the grantee an easement being 20 feet wide for the purpose of ingress and egress and to run with the land herein conveyed. The above legal less and except that portion of the above-described property conveyed by deeds recorded in Deed Book 256, Page 21; Deed Book 287, Page 15; Deed Book 294, Page 387; Deed Book 283, Page 648; Deed Book 300, Page 500, and corrected and rerecorded in Real Record 28, Page 243; Deed Book 300, Page 501; Deed Book 283, Page 647, and Deed Book 325, Page 691, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

If and when this is a second mortgage it is further understood and agreed that this mortgage is subordinate to any prior mortgage only to the extent of the current balance now due on the debt secured by said prior mortgage. The within mortgage will not be subordinated to any advances secured by the above described prior mortgage, if said advances are made after the date of the within mortgage. Mortgagor hereby agrees not to increase the balance owed that is secured by the said prior mortgage. It is further understood and agreed that, in the event the mortgagor fails to pay the interest and principal on said first mortgage according to its terms, the mortgagee herein or the assigns, are hereby authorized at their election to pay said interest and principal or any part thereof, and the mortgagor hereby agrees to refund on demand the sum or sums so paid with interest thereon at the rate of 20.5% per annum; said sums so paid shall be considered a part of the debt hereby secured and this mortgage shall stand as security therefor. And should the mortgagor fail to pay the interest or the principal secured by said first mortgage or fail to comply with any of the terms herein set out, the debt hereby secured may, at the option of the mortgagee, or assigns, be declared due and payable and this mortgage subject to foreclosure. This mortgage and lien shall secure not only the principal amount hereof but all future and subsequent advances to or on behalf of the mortgagors, or any other indebtedness due from the mortgagors to the mortgagee, whether directly or acquired by assignment, and the real estate herein described shall be security for such debts to the total extent even in excess thereof of the principal amount hereof.

The mortgagee is authorized to declare, at its option, all or any part of such indebtedness immediately due and payable upon the sale, lease or other transfer of any kind or nature of the mortgaged property, or any part thereof, without the prior written consent of mortgagee. If assumed an escrow analysis will be conducted and assumption or will assume any shortage. The Mortgagor agrees not to permit, commit, or suffer wastes, impairment or deterioration of said property or any part thereof, and upon the failure of the mortgagor to keep the property in good condition or repair and maintenance, the mortgagee may demand proper maintenance and the immediate repair of said property or an increase in the amount of security, or the immediate repayment of the debt hereby secured, and the failure of the mortgagor to comply with said demand of the mortgagee for a period of 30 days shall constitute a Breach of this mortgage and at the option of the mortgagee, immediately mature the entire amount of principal and interest hereby secured and the mortgagee immediately and without notice may institute proceedings to foreclose this mortgage. In the case of refusal, neglect or inability of the mortgagor to repair and maintain said property, the mortgagee may at its option, make such repairs or cause the same to be made, and advance money in that behalf, and add same to the debt hereunder.

The within mortgage is second and subordinate to that certain prior mortgage as recorded in Volume 230, at Page 560, in the Office of the Judge of Probate of Jefferson County, Alabama. In the event the within mortgagor should fail to make any payments which become due on said prior mortgage or should default in any of the other terms, provisions and conditions of said prior mortgage, then such default under the prior mortgage shall constitute a default under the terms and provision so the within mortgage, and the mortgagee herein may, at its option, declare the entire indebtedness due hereunder immediately due and payable and the within mortgage subject to foreclosure, and shall bear interest from date of default. The mortgagee herein may, at its option, make, on behalf of mortgagor, any such payments which become due on said prior mortgage, or incur any such expenses or obligations, on behalf of mortgagor, in connection with said prior mortgage, in order to prevent the foreclosure of said prior mortgage, and all amounts so expended by the within mortgagee on behalf of mortgagor shall become a debt to the within mortgagee, or its assigns, additional to the debt hereby secured, and shall be covered by this mortgage, and shall bear interest from the date of payment by the within mortgagee, or its assigns, and shall be at once due and payable, entitling the within mortgagee

to all of the rights and remedies provided herein, including, at mortgagee's option, the right to foreclose this mortgage. This mortgage may be paid in full at any time on or before due date.

If a scheduled installment payment is ten (10) days late, a late charge of 5% of the overdue installment will be charged but not less than \$.50 or more than \$100.00 for each late charge.

To have and to hold the above granted property unto the said mortgagee, mortgagee's successors, heirs and assigns forever; and for the purpose of further securing the payment for said indebtedness, the undersigned agrees to pay all taxes or assessments when imposed legally upon said premises, and should default be made in the payment of same, the said mortgagee may at mortgagee's option, pay off the same; and further secure said indebtedness, first above named undersigned agrees to keep the improvements on said real estate insured against loss or damage by fire, lightning and tornado for the fair and reasonable insurable value thereof, in companies satisfactory to the mortgagee, with loss, if any, payable to said mortgagee, as mortgagee's interest may appear, and to promptly deliver said policies, or any renewal of said policies to said Mortgagee; and if undersigned fail to keep said property insured as above specified, or fail to deliver said insurance policies to said Mortgagee, then the said Mortgagee, or assigns, may at Mortgagee's option insure said property for said sum, for Mortgagee's own benefits, the policy if collected, to be credited on said indebtedness, less cost of collecting same; all amounts so expended by said Mortgagee for taxes, assessments of insurance, shall become a debt said mortgagee or assigns, additional to the debt hereby specially secured, and shall be covered by this mortgage, and bear interest from the date of payment by said mortgagee, or assigns, and be at once due and payable.

Upon condition, however, that if the said mortgagor pays said indebtedness, and reimburses said mortgagee or assigns for any amounts mortgagee may have expended for taxes, assessments, insurance and interest thereon, then this conveyance to be null and void; but should default be made in the payment of any sum expended by the said Mortgagee or assigns, or should said indebtedness hereby secured, or any part thereof, or the interest thereon, remain unpaid at maturity, or should the interest of said mortgagee or assigns in said property become endangered by the reason of the enforcement of any prior lien or encumbrance thereon, so as to endanger the debt hereby secured, then in any one of said events, the whole of said indebtedness hereby secured shall, at once, become due and payable and this mortgage be subject to foreclosure as now provided by law in case of past due mortgages, and the said mortgagee, agents or assigns, shall be authorized to take possession of the premises hereby conveyed, and with or without first taking possession, after giving the statutory required notice, by publishing once a week for three consecutive weeks, the time, place and terms of sale, by publication in some newspaper published in said county and state, sell the same in lots or parcels or en masse as mortgagee, agents or assigns, deem best, in front of the courthouse door of said county (or the division thereof), where said property is located, at public outcry, to the highest bidder for cash, and apply the proceeds of the sale, first, to the expense of advertising, selling, and conveying, including attorney's fees where the amount financed exceeds \$300.00, the undersigned agrees to pay such fees, not exceeding 15% of the unpaid debt after default and referral to an attorney, not a salaried employee of the creditor; second, to the payment of any amounts that may have been expended, or that it may then be necessary to expend, in paying insurance, taxes, or other encumbrances, with interest thereon; third, to the payment of said indebtedness in full, whether the same shall or shall not have fully matured at the date of said sale, but no interest shall be collected beyond the date of sale; and fourth, the balance, if any, to be turned over to the said mortgagor and the undersigned further agree that said mortgagee, agents or assigns, may bid at said sale and purchase said property, if the highest bidder therefor; and undersigned further agree to pay a reasonable attorney's fee to said mortgagee or assigns, for the foreclosure of this mortgage in Chancery, should the same be so foreclosed, said fees to be part of the debt hereby secured. Interest shall accrue from the date of default or other above stated instance at the rate stated in the Disclosure Statement. Upon acceleration, foreclosure or abandonment of the property, lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the property and to collect the rents of the property including those past due. Any rents collected by lender or receiver shall be applied first to payment of the costs of management of the property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage as stated above.

IN WITNESS WHEREOF, the undersigned Hazel Alexander aka Hazel Alexander McClellan an unmarried woman have hereunto set her signature(s) and seal, on April 23, 1993.

CAUTION - - IT IS IMPORTANT THAT YOU THOROUGHLY READ THIS CONTRACT BEFORE YOU SIGN IT.

Hazel Alexander McClellan (SEAL)
Hazel Alexander aka Hazel Alexander McClellan
_____(SEAL)
_____(SEAL)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Alan C. Keith, a Notary Public in and for said County, in said State, hereby certify that Hazel Alexander aka Hazel Alexander McClellan, an unmarried woman, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on April 23, 1993.

Alan C. Keith
NOTARY PUBLIC

My Commission Expires: April 6, 1996

This instrument was prepared by:

Alan C. Keith, Attorney
3525 Lorna Ridge Drive
Suite 100
Birmingham, AL 35216

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